

085.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

953,300 / 953,300

USE VALUE:

953,300 / 953,300

ASSESSED:

953,300 / 953,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARDO GUSTAVO ADOLFO
Owner 2:	HALFPENNY CHRISTINA
Owner 3:	

Street 1: 123 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DONALDSON ROBERT L -

Owner 2: -

Street 1: 123 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Clapboard Exterior and 1729 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	6									504,000						504,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10000.000		448,700		600		504,000		953,300							
Total Card							0.230		448,700		600		504,000		953,300		Entered Lot Size					
Total Parcel							0.230		448,700		600		504,000		953,300		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		551.36		/Parcel: 551.3				Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID			PAT ACCT.								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date										
2020	101	FV	448,800	600	10,000.	504,000	953,400	953,400	Year End Roll	12/18/2019										
2019	101	FV	339,200	0	10,000.	496,800	836,000	836,000	Year End Roll	1/3/2019										
2018	101	FV	339,200	0	10,000.	381,600	720,800	720,800	Year End Roll	12/20/2017										
2017	101	FV	339,200	0	10,000.	360,000	699,200	699,200	Year End Roll	1/3/2017										
2016	101	FV	339,200	0	10,000.	331,200	670,400	670,400	Year End	1/4/2016										
2015	101	FV	315,600	0	10,000.	309,600	625,200	625,200	Year End Roll	12/11/2014										
2014	101	FV	315,600	0	10,000.	285,100	600,700	600,700	Year End Roll	12/16/2013										
2013	101	FV	315,600	0	10,000.	285,100	600,700	600,700		12/13/2012										

!6945!

PRINT

Date

Time

12/10/20

21:38:27

LAST REV

Date

Time

07/18/19

10:31:48

apro

6945

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/9/1997	383		50,000					ADDITIONS-RENOVATI	11/8/2018	Meas/Inspect	HS	Hanne S
									6/26/2012	Measured	BR	B Rossignol
									3/23/2009	Measured	372	PATRIOT
									1/24/2000	Mailer Sent		
									1/24/2000	Measured	276	PATRIOT
									6/23/1998		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

